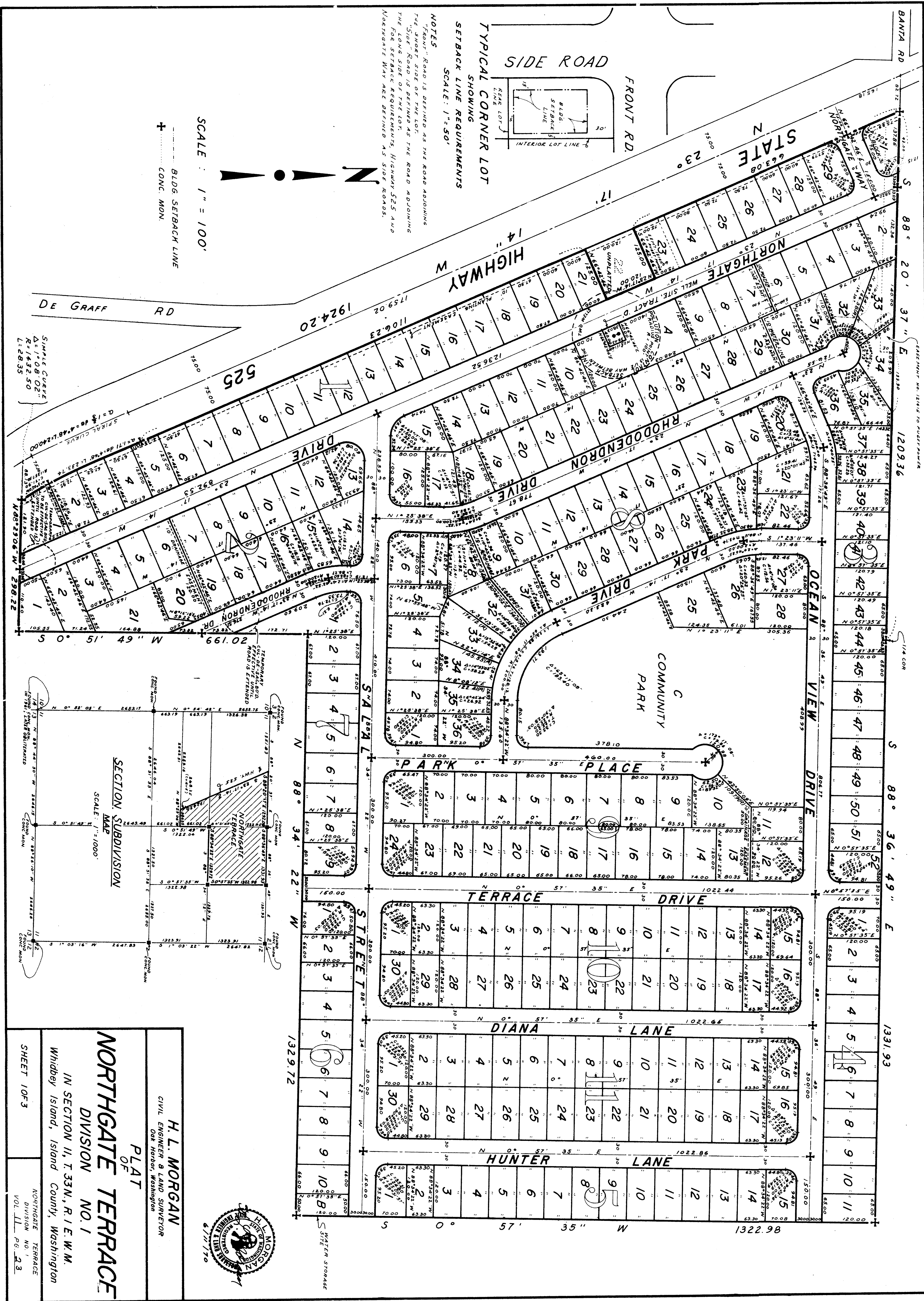


PLAN HOLD



3799036 -01

23

Northgate Terrace
2/3

LEGAL DESCRIPTION

THE PLAT OF NORTHGATE TERRACE, DIVISION NO. 1, EMBRACES THE FOLLOWING DESCRIBED TRACT OF LAND IN THE NORTH HALF OF SECTION 11, TOWNSHIP 33 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 11, THENCE SOUTH 88° 36' 49" EAST 1331.93 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 0° 57' 35" WEST 1322.98 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 88° 34' 22" WEST 1329.72 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 0° 51' 49" WEST 651.02 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 88° 29' 06" WEST 298.22 FEET TO A POINT ON THE EAST LINE OF STATE HIGHWAY 525, SAID POINT BEING ON A CURVE TO THE RIGHT WITH A RADIUS OF 1357.50 FEET AND HAVING AN INITIAL COURSE OF NORTH 31° 07' 20" WEST, THENCE ALONG THE EAST LINE OF SAID HIGHWAY AS FOLLOWS: NORTHWESTERLY 71.91 FEET ALONG SAID CURVE THROUGH AN ARC OF 3° 02' 06" TO THE POINT OF BEGINNING OF A SPIRAL CURVE TO THE RIGHT WITH A RATE OF CHANGE OF DEGREE OF CURVATURE OF 1.71 DEGREES PER 100 FEET; THENCE NORTHWESTERLY 233.74 FEET ALONG SAID SPIRAL CURVE THROUGH A DEVIATION ANGLE OF 4° 48' 00", THENCE NORTH 23° 17' 14" WEST 1106.23 FEET, THENCE, LEAVING SAID HIGHWAY, NORTH 66° 42' 46" EAST 125.00 FEET, THENCE NORTH 23° 17' 14" WEST 120.00 FEET; THENCE SOUTH 66° 42' 46" WEST 125.00 FEET TO THE EAST LINE OF SAID HIGHWAY 525, THENCE NORTH 23° 17' 14" WEST 663.08 FEET ALONG SAID EAST LINE TO A POINT ON THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 88° 20' 37" EAST 1209.36 FEET TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND ROADS SHOWN ON THE PLAT AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAYS. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN ON THIS PLAT IN THE ORIGINAL GRADING OF THE STREETS AND ROADS SHOWN THEREON. ALSO THE RIGHT TO DRAIN ALL STREETS AND ROADS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREETS ARE GRADED.

TRACTS B, C AND D ARE HEREBY DEDICATED TO THE NORTHGATE TERRACE COMMUNITY CLUB, A NON-PROFIT CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF WASHINGTON. TRACT B IS TO BE USED FOR A WATER STORAGE TANK SITE AND SUCH OTHER USES AS THE BOARD OF DIRECTORS OF SAID CLUB DEEM FEASIBLE. TRACT C IS TO BE USED FOR COMMUNITY PARK PURPOSES FOR THE USE AND ENJOYMENT, FOR RECREATIONAL PURPOSES, OF ALL PROPERTY OWNERS IN THE PLAT. TRACT D IS TO BE USED FOR A WATER WELL SITE.

TRACT A IS RESERVED BY THE UNDERSIGNED FOR POSSIBLE FUTURE USE AS A COMMERCIAL TRACT.

ALL DRAINAGE EASEMENTS SHOWN ON THE FACE OF THIS PLAT AND THE RESPONSIBILITY FOR THEIR MAINTENANCE ARE HEREBY DEDICATED TO THE NORTHGATE TERRACE COMMUNITY CLUB.

ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF THE ROADS AND STREETS IN THE PLAT ARE HEREBY WAIVED.

WASHINGTON LAND CO., INC. JOINS HEREIN SOLELY AS A RECORD OWNER OF THE SUBJECT PROPERTY OR OF AN INTEREST THEREIN, DISCLAIMS KNOWLEDGE OF OR RESPONSIBILITY FOR THE MEASUREMENTS OR ACCURACY OF THIS PLAT OR OF THE UTILITY OF THE LOTS AND DEDICATED AREAS THEREON, AND MAKES NO WARRANTIES THEREOF, DISCLAIMING LIABILITY THEREFOR.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 3rd DAY OF JUNE, 1970.

RECREATION LAND MANAGEMENT, INC. BY *Frank A. Brydges*

ISLAND SAVINGS & LOAN ASSOCIATION BY *Stephen M. Woodruff*

AND *James A. Hoff* AND *James A. Hoff*

WASHINGTON LAND COMPANY, INC. BY *E. K. Swanson (Pres)*

AND *Richard Kuntz (Sec)*

ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS 2nd DAY OF JUNE A.D., 1970, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED KENNETH A. BRYDGES, TO ME KNOWN TO BE THE PRESIDENT OF RECREATION LAND MANAGEMENT, INC., *Stephen M. Woodruff* AND *James C. Hoff*, TO ME KNOWN TO BE THE *Vice President* AND *Asst. Vice Pres.* OF ISLAND SAVINGS & LOAN ASSOCIATION, AND *E. K. Swanson* AND *Richard Kuntz*, TO ME KNOWN TO BE THE *President* AND *Secretary* OF WASHINGTON LAND COMPANY, INC., ALL OF WHICH ARE THE CORPORATIONS THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATIONS, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH SAID THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEALS AFFIXED ARE THE CORPORATE SEALS OF SAID CORPORATIONS. GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Charles D. Cole
Notary Public in and for the
State of Washington,
residing at *Cash Bladen*.

RESTRICTIONS

ALL LOTS OR TRACTS OF LAND EMBRACED BY THIS PLAT, EXCEPT TRACT B, ARE SUBJECT TO AND SHALL BE SOLD UNDER THE FOLLOWING RESTRICTIONS:

NO LOT, TRACT OR PORTION OF A LOT OR TRACT OF THIS PLAT SHALL BE DIVIDED AND SOLD, RESOLD, OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN 7200 SQUARE FEET OR LESS THAN 60 FEET IN WIDTH AT THE BUILDING SETBACK LINE.

NO PERMANENT STRUCTURE OR BUILDING SHALL BE CONSTRUCTED ON ANY LOT CLOSER THAN 30 FEET TO THE FRONT LOT LINE EXCEPT CORNER LOTS WHICH ARE LIMITED TO 15 FEET FROM THE SIDE ROAD.

NO LOT OWNER SHALL BLOCK, DIVERT OR RESTRICT ANY NATURAL DRAINAGE COURSE FOLLOWING THE ORIGINAL REASONABLE GRADING OF THE STREETS AND ROADS IN THIS PLAT.

NO ACCESS WILL BE ALLOWED TO OR FROM STATE HIGHWAY 525 TO LOTS IN BLOCKS 1 AND 3.

CONSTRUCTION ON ANY LOT SHALL REQUIRE A BUILDING PERMIT AND SEWAGE DISPOSAL PERMIT PRIOR TO COMMENCEMENT OF WORK. IN THE EVENT THAT THE ORIGINAL PURCHASER OF ANY LOT CANNOT OBTAIN A SEWAGE DISPOSAL PERMIT WITHIN ONE YEAR OF THE DATE OF PURCHASE BECAUSE OF POOR SOIL CONDITIONS, RECREATION LAND MANAGEMENT, INC., OR ITS ASSIGNS, HEREBY AGREES TO ACCEPT AS DOWN PAYMENT ON ANY OTHER LOT WHICH RECREATION LAND MANAGEMENT, INC. OR ITS ASSIGNS OWNS AT THE TIME, THE AMOUNT OF THE PURCHASER'S EQUITY IN THE LOT HE ORIGINALLY PURCHASED. IN EXCHANGE FOR A QUIT CLAIM DEED FROM THE PURCHASER TO RECREATION LAND MANAGEMENT, INC., OR ITS ASSIGNS, FOR THE LOT ORIGINALLY PURCHASED. IF RECREATION LAND MANAGEMENT, INC., OR ITS ASSIGNS DO NOT OWN ANY OTHER LOTS, THEY WILL REFUND TO SAID PURCHASER HIS EQUITY IN SAID PROPERTY. FOR PURPOSES OF THIS PARAGRAPH, THE TERM "EQUITY" SHALL MEAN THE ORIGINAL SALE PRICE LESS THE UNPAID BALANCE THEREON.

ADDITIONAL COVENANTS AND RESTRICTIONS APPLYING TO THIS PLAT ARE RECORDED ON SHEET 3 OF 3, VOLUME 17 OF PLATS, PAGE 25

SURETOR'S CERTIFICATE

I, H. L. MORGAN, HEREBY CERTIFY THAT THE PLAT OF NORTHGATE TERRACE, DIVISION NO. 1, IS BASED UPON AN ACTUAL SURVEY, THAT THE DISTANCES AND COURSES ARE SHOWN THEREON CORRECTLY, THAT MONUMENTS HAVE BEEN SET A THAT ALL LOTS HAVE BEEN STAKED ON THE GROUND.

H. L. Morgan
Registered Civil Engineer
& Land Surveyor

TREASURER'S CERTIFICATE

I, THOMAS A. CARSKADEN, TREASURER OF ISLAND COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE PROPERTY EMBRACED BY THIS PLAT ARE FULLY PAID TO AND INCLUDING THE YEAR 1971.

T. A. Carskaden
THOMAS A. CARSKADEN
by *Paul E. Sigurdson*
Deputy

APPROVALS

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.17.160 (1) THIS 15 DAY OF JUNE, 1970.

William E. ...
County Engineer

APPROVED THIS 15 DAY OF JUNE, 1970, A.D.

E. E. Christie
John R. ...
F. G. ...
County Auditor Board of County Commissioners

CERTIFICATE OF TITLE

RECORDED JUNE 15, 1970, UNDER FILE NUMBER 231686, VOLUME 216, PAGE 733, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KENNETH A. BRYDGES ON JUNE 15, 1970, AT 20 MINUTES PAST 2 P.M., AND RECORDED IN VOLUME 17 OF PLATS, PAGES 23, 24 AND 25, UNDER AUDITOR'S FILE NUMBER 231687, RECORDS OF ISLAND COUNTY, WASHINGTON.

J. W. ...
County Auditor
by *W. ...*
Deputy



H. L. MORGAN
CIVIL ENGINEER & LAND SURVEYOR
Oak Harbor, Washington

PLAT
OF

NORTHGATE TERRACE
DIVISION NO. 1

IN SECTION 11, T. 33 N., R. 1 E. W. M.
Whidbey Island, Island County, Washington

SHEET 2 OF 3

NORTHGATE TERRACE
DIVISION NO. 1
VOL. 11, PG. 24

